

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction HAYWARD

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	108				
(10) Total by Income Table A/A3			0	0	0	108					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	84	0	24	0	0	108	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	108	0	0	0	0	0	0	0	-	108	0
Total RHNA by COG. Enter allocation number:		0	108	0	0	0	0	0	0	0	0	108	0
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Funding for Emergency Shelters and Transitional Housing	To provide housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, and persons with disabilities, including developmental disabilities.	Ongoing	During the reporting period, the City spent approximately \$193,000 in emergency shelters and permanent supportive housing programs. Funding for emergency shelters totaled approximately \$154,000. This included funding to pay for the shelters' operational expenses as well as for health and safety-related repairs. The rest of the funding (\$39,000) was awarded to Abode Services for the implementation of the AC Impact program, a program that provides permanent supportive housing program for 8 chronically homeless Hayward residents.
Housing Rehabilitation Loan and Minor Home Repair Programs	Assist lower-income elderly and/or disabled homeowners to make minor home repairs in order to address health and safety issues, correct code deficiencies, and improve the exterior appearance of homes.	Ongoing	During the reporting period, approximately \$157,500 was expended on HRLP grants and loans utilizing CDBG funds. Nine (9) low-income homeowners received assistance to upgrade and repair their homes. Several lead assessments were also conducted.
Residential Rental Inspection Program	Safeguard the stock of safe, sanitary rental units within the City and protect local residents through systematic inspection of rental housing throughout	Ongoing	Approximately 217 single-family homes and 1,492 apartments in 224 multifamily rental properties were inspected during the reporting period.

	the City.		
Preservation of At-Risk Housing	Ensure viability and long-term affordability of rental and ownership stock of the City's deed restricted units	Ongoing	The City's Housing Division staff continued to monitor compliance of owners of affordable properties with income, occupancy, maintenance, and other regulatory restrictions required by funding sources including former Low/Mod and HOME funds and tax exempt bonds issued by the City. In 2015, the City's Housing Specialist monitored over 75 deed restricted ownership homes and over 1,250 City-funded/ sponsored affordable apartments located in 18 rental properties.
Foreclosure Prevention and Counseling	To preserve homeownership and promote neighborhood stability.	Ongoing	The City continues to provide assistance to at-risk homeowners through partnerships with HUD-approved non-profit counseling organizations. However, major outreach events have been discontinued due to significant decline in the rate of foreclosures and the recovery of the local real estate sector.
Mortgage Credit Certificate Program	To assist tenants to become homeowners to reach a 60 percent ownership occupancy rate, within the parameters of federal and state housing laws.	Ongoing	The City contributes towards the administration costs of the MCC program, which is administered by the Alameda County Housing and Community Development Department (HCD). The MCC program allows low- and moderate-income homebuyers to deduct 15% of their annual mortgage interest payments on their federal income tax returns, effectively lowering the dollar amount of their monthly mortgage payments. In 2015, four (4) Hayward homebuyers obtained an MCC allocation and one homeowners had his allocation reissued.
Tenant-Based Rental Assistance for Emancipated Youth	To promote housing, along with supportive services, for household with special needs, including seniors, persons with disabilities, single-parents, and the homeless.	Ongoing	Approximately \$148,000 were provided to Project Independence, a program implemented by a non-profit organization that provides tenant-based rental assistance to emancipated youth. Over thirty-five (35) Hayward at-risk youth were housed through this program.
Affordable Housing Development	Assist in the provision of housing that meet the needs of all socioeconomic segments of the community.	2015-2017; annual	The City continues to partner with housing developers to identify affordable housing development opportunities with emphasis on promoting housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families and persons with disabilities, including developmental disabilities. Lease up of a new twenty-two unit transit-oriented affordable development senior housing development located at B & Grand Streets completed its lease up in 2015.
Density Bonus	To promote affordable housing development	2015-2017; ongoing	A brochure describing the Density Bonus Ordinance to promote affordable housing development will be created in 2016/2017. This brochure will reflect AB744 provisions which reduce parking requirements for developments that propose affordable housing in proximity to transit.
Provision of Adequate Sites	Provide suitable sites for housing development that can accommodate a	Annual	City staff is in the process of creating a spreadsheet to monitor housing production on the Housing Element-identified housing or mixed-use sites vis-à-

	range of housing bi type, size, location, price, and tenure.		vis its current RHNA allocation. Once completed, the spreadsheet will be posted annually on the City's website.
Affordable Housing on Large Sites	Allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, transit-oriented developments, etc.	2015-2017; ongoing	Affordable housing on large sites is encouraged through early discussions with residential developers who are referred to the City's inventory of vacant and underutilized residential and mixed-use sites that can accommodate the City's Regional Housing Needs Allocation (RHNA).
Inclusionary Housing Ordinance	Assist in the provision of housing that meet the needs of all socioeconomic segments of the community.	2015-2017; ongoing	Informed by the results of a Residential Nexus and Feasibility Study, in January 2015, the City Council adopted an Affordable Housing Ordinance (AHO). The requirements of the AHO reflect the requirements of the former Interim Relief (Inclusionary Housing) Ordinance with two major differences: a) the AHO fees are based on the livable square footage of the development; and b) the AHO provides more flexibility to the developers as to the means to comply with those requirements. All ownership and rental residential development proposals of twenty units or more are subject to the AHO.
Childcare Services and Facilities	To address child care needs associated with new residential development.	2015-2017	The update of the Zoning Ordinance in order to address child care needs associated with new residential development has been delayed due to lack of funding. However, the inclusion of child care facilities is explored with residential developers in early discussion of project proposals.
Fair Housing Services	To support services and programs that eliminate housing discrimination.	Ongoing	During the reporting period, the City provided \$25,000 to a local non-profit organization to conduct fair housing activities including an annual audit, tests, investigation of complaints, and fair housing workshops. The City also provided the organization \$26,000 for landlord-tenant mediation and education services.
Universal Design Principles	Provide housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, and persons with disabilities, including developmental disabilities.	2015-2017	The City has not yet developed an ordinance that promotes the use of Universal Design Principles in new construction and rehabilitation of housing. However, inclusion of universal design features is encouraged in early discussions of project proposals with developers.
Small Lot Consolidation	Allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, transit-oriented developments, etc.	Ongoing	Development Services Dept. staff continues to explore small lot consolidation on a case by case basis with potential housing developers.
Boomerang Funds	Assist in the provision of housing that meet the needs of all socioeconomic	2015-2017	The City has continued exploring different funding mechanisms to finance affordable housing, including the use of Boomerang funds. However, the

	segments of the community.		adoption of those mechanisms has been limited by the full recovery of the local economy.
Exemptions of Transit Priority Projects from Environmental Review	Mitigate any potential constraints to housing production and affordability.	Ongoing	One of the main objectives of the the Downtown Specific Plan is to ensure that the CEQA analysis helps streamline of projects in the study area which are all within about ½ mile of transit. The plan is estimated to be completed in 2018/2019.
Housing Choice Vouchers	Assist in the provision of housing that meets the needs of all the socioeconomic segments of the community	Ongoing	The City has continued to participate in the Housing Choice Voucher Program, administered by the Housing Authority of the Alameda County. In 2015, over 2,300 program participants utilized their vouchers to reside in Hayward.
Outreach to Developmentally Disabled	To provide housing choices that serve the needs of special needs populations, including seniors, homeless, female-headed households, large families, and persons with disabilities, including developmental disabilities.	2015-2017; ongoing	In 2015 the City provided \$21,000 to a local nonprofit organization, Community Resources for Independent Living (CRIL), for their Independent Living program which assists people with disabilities in navigating daily tasks and hurdles, i.e., getting an education, riding on a bus, budgeting, understanding disability benefits, personal management and home management.

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General Comments: